



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 042-08  
1732 SANTA BARBARA STREET  
MODIFICATIONS  
JUNE 4, 2008

**APPLICATION OF CHRISTOPHER DE ROSE ON BEHALF OF BRIAN GREGORY,  
1732 SANTA BARBARA STREET, APN 027-112-011, E-1 ONE-FAMILY RESIDENCE ZONE,  
GENERAL PLAN DESIGNATION: RESIDENTIAL, THREE UNITS PER ACRE/ TWELVE  
UNITS PER ACRE (MST2008-00122)**

The project site is currently developed with a 4,603 square foot single-family residence and a concrete slab used as uncovered parking for two vehicles. The proposed project involves construction of a new 500 square foot two-car garage with an attached 160 square foot accessory building. The discretionary application required for this project are Modifications to permit the garage and accessory building to be located within the required interior setback and open yard area (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

**WHEREAS**, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak in favor of the application or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 22, 2008.
2. Site Plans
3. Correspondence petitions received in support of the project:
  - a. Lois Capps, 1724 Santa Barbara Street, Santa Barbara, CA 93101.
  - b. Patricia A. Gregory, 220 E. Islay Street, Santa Barbara, CA 93101.
  - c. Richard & Mary Suding, 1731 Santa Barbara Street, Santa Barbara, CA 93101.
  - d. Tom Munelo & Eileen Mira, 205 E. Islay Street, Santa Barbara, CA 93101.
  - e. Jim & Candice Whilt, 233 E. Islay Street, Santa Barbara, CA 93101.
  - f. Art Littlejohn, 234 E. Islay Street, Santa Barbara, CA 93101.
  - g. Robert W. Strong, 224 E. Islay Street, Santa Barbara, CA 93101.
  - h. Tanya Colambama, 228 E. Islay Street, Santa Barbara, CA 93101.
  - i. Jim & Sandy Echternaught, 1721 Santa Barbara Street, Santa Barbara, CA 93101.
  - j. Dr. Tom Rook, 209 E. Islay Street, Santa Barbara, CA 93101.
  - k. J. Roger Battistone, 1807 Santa Barbara Street, Santa Barbara, CA 93101.

4. Correspondence received in opposition to the project:  
Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109.

**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement on the property and meets the purpose and intent of the Ordinance because there are no feasible alternatives to the proposed location which would preserve the architectural historical integrity of the house and protect the two existing large oak trees on the site. Approval is subject to the following conditions that: 1) The hedge, fence, and sandstone wall combination be reduced to 3½ feet in height; 2) The hammer-head turnaround be reduced in size so it is along the Islay Street frontage located at least 10 feet from the property line; 3) The carriage house garage doors will be *motorized*; and 4) If gravel is not used for the driveway material, that water permeable paving will be utilized.

This motion was passed and adopted on the 4th day of June, 2008 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

  
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Kathleen Goo, Staff Hearing Officer Secretary      Date 6/10/08

**PLEASE BE ADVISED:**

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
3. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Historic Landmarks Commission (HLC) approval and then a building permit.
4. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
5. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
  - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
  - b. The approved use has not been discontinued, abandoned or unused for a period of six months following the earlier of:
    - i. an Issuance of a Certificate of Occupancy for the use, or;
    - ii. one (1) year from granting the approval.